



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
HEARING EXAMINER DECISION, EXHIBITS

Project Name: The Pines Preliminary Plat		Project Number: LUA16-000413,ECF,PP,MOD	
Date of Hearing September 27, 2016	Staff Contact Matthew Herrera, Senior Planner	Project Contact/Applicant Jaime Waltier, Harbour Homes	Project Location 850 Monroe Ave NE

The following exhibits were admitted during the hearing:

Exhibits 1-26: Hearing Examiner Staff Report and Exhibits

Exhibit 27: Staff PowerPoint Presentation

Exhibit 28: City of Renton COR Maps (located on City's webpage):

<http://rp.rentonwa.gov/SilverlightPublic/Viewer.html?Viewer=COR-Maps>

The Pines Preliminary Plat

File LUA16-000413,ECF,PP,MOD

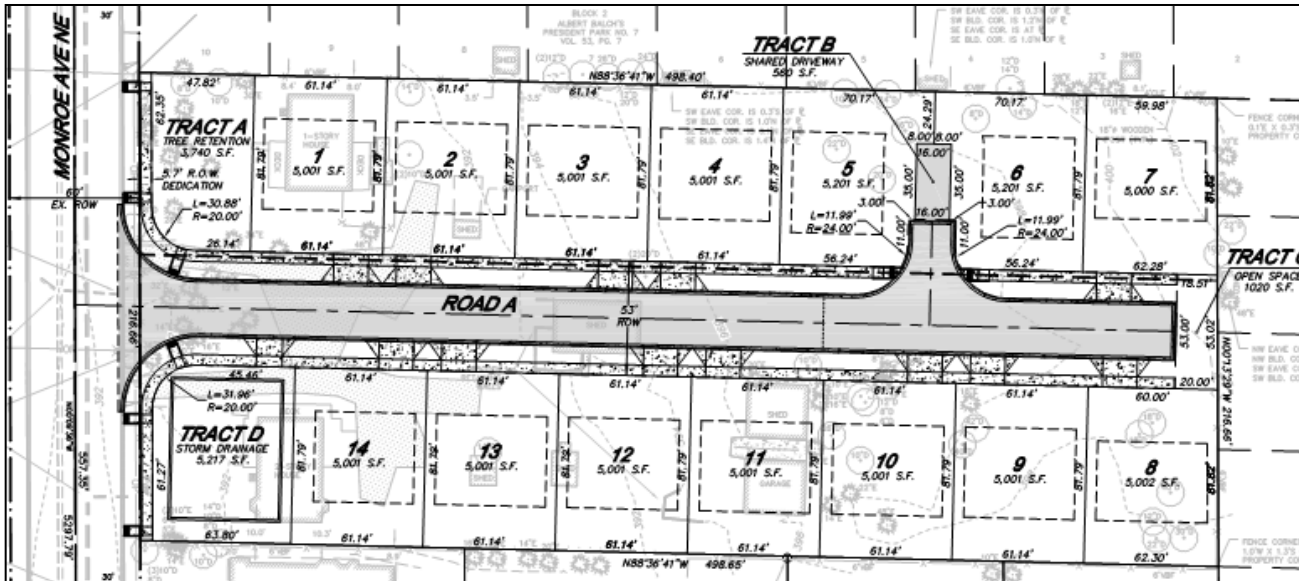
**Public Hearing
Matthew Herrera, Senior Planner
September 27, 2016**



- Located on the east side of Monroe Ave NE between NE 8th St. and NE 9th St.
- 2.45 acre site located within the RMD Comp Plan designation and the R-8 zoning classification.



Project Proposal

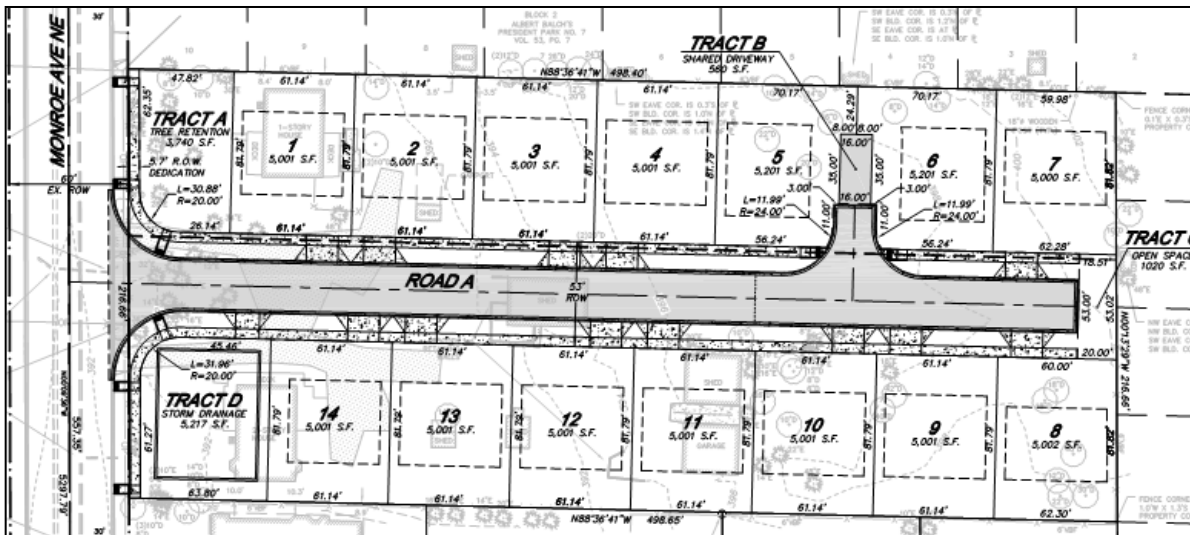


- 14 lots (4 tracts) at a net density of 7.65 du/ac
- Lots ranging in size from 5,001 to 5,201 sq. ft.
- Tree Retention, Shared Driveway, Landscaping, and Storm Drainage Tracts.



Additional Information

- Access to proposed subdivision is via a new residential access street w/ hammerhead turnaround and dead-end.
- No critical areas onsite.
- Existing two (2) single-family residences and improvements will be removed.



Public Notice & SEPA

- Neighborhood Meeting held June 6, 2016.
- A 14 day Notice of Application period began on August 1, 2016 and ended on August 15, 2016. No public or agency comments were submitted.
- Determination of Non-Significance issued August 29, 2016. 14-day appeal period began on September 2, 2016 and ended on September 16, 2016. No appeals were filed



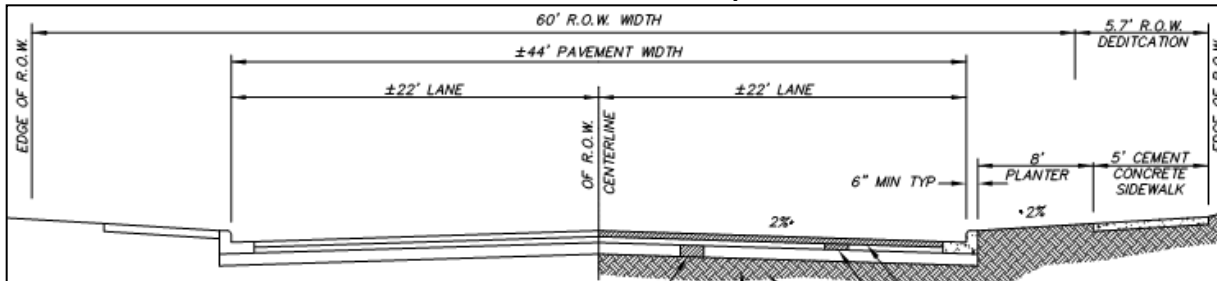
Preliminary Plat Analysis

- The proposal is compliant with relevant Comprehensive Plan Land Use goals and policies as identified in FOF 17.
- The proposal is compliant with relevant zoning development standards identified in FOF 18 if all conditions of approval are met

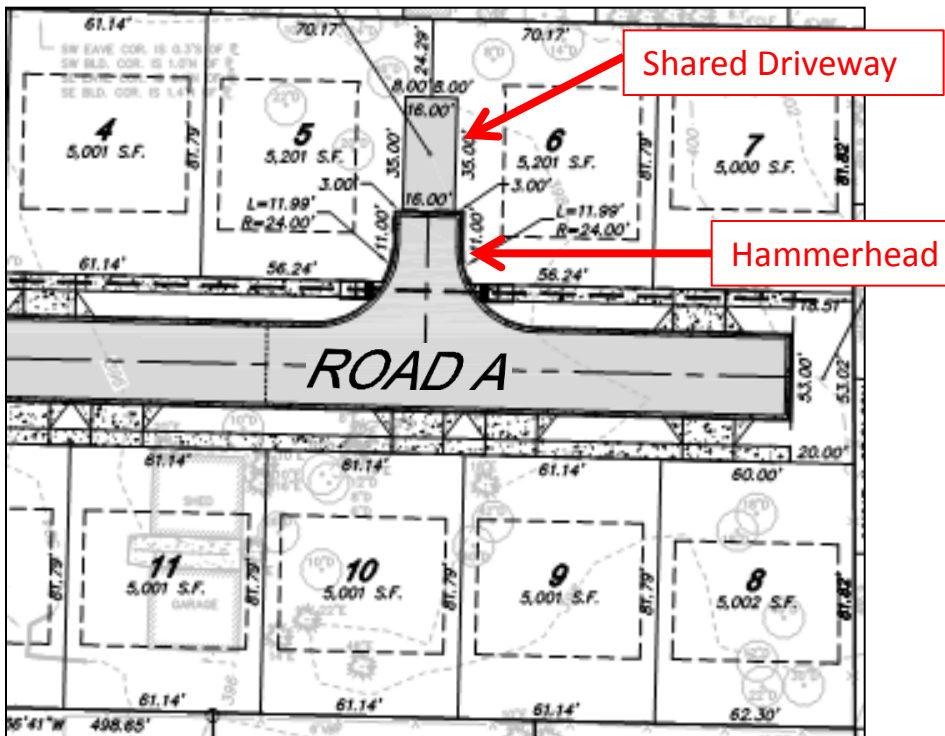


Modifications

Modification Request 1



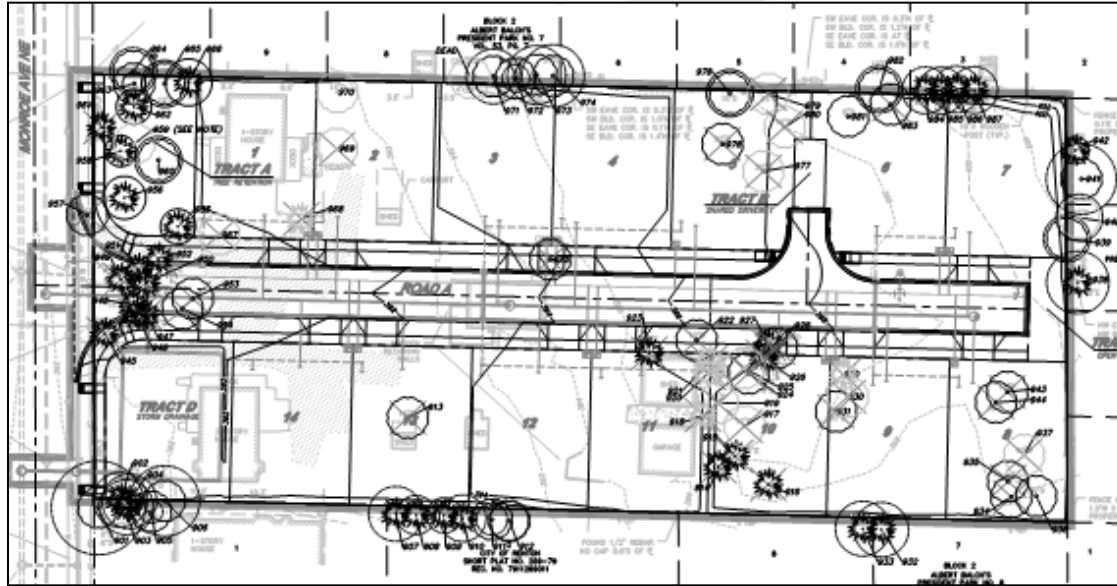
Modification Requests 2 & 3



- #1 Monroe Ave NE pavement and sidewalk width reduction.
- #2 Road A hammerhead turnaround on dead-end street > 300ft.
- #3 Shared driveway in a preliminary plat.

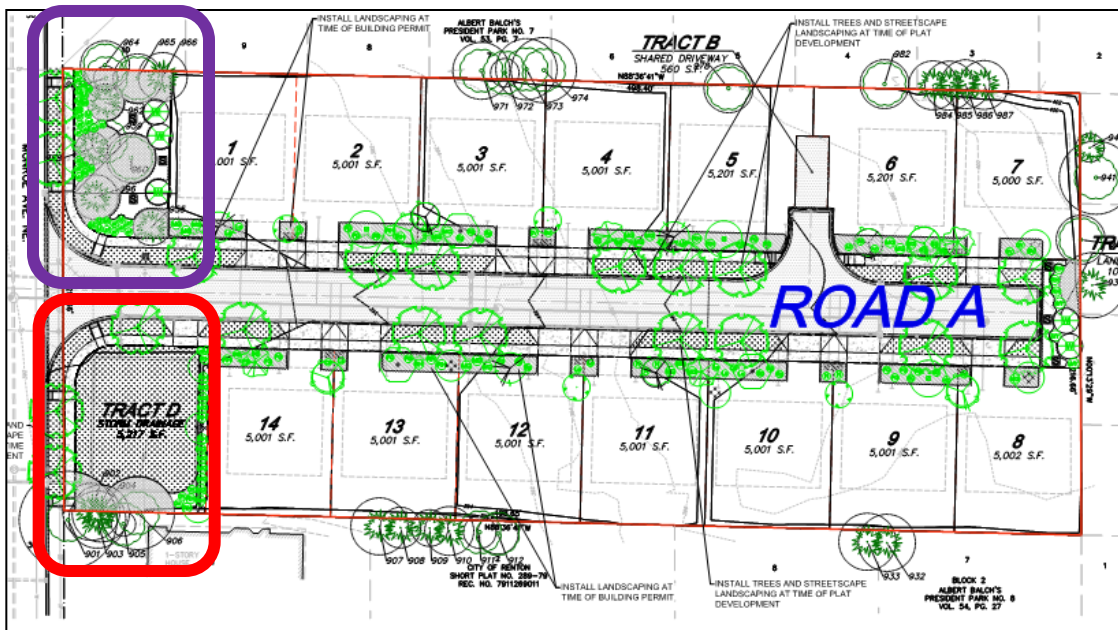


Preliminary Plat Analysis



- A tree retention plan was submitted proposing a 36% significant tree retention.

- Staff recommends grading contours on proposed lots are pulled outside of offsite tree driplines.



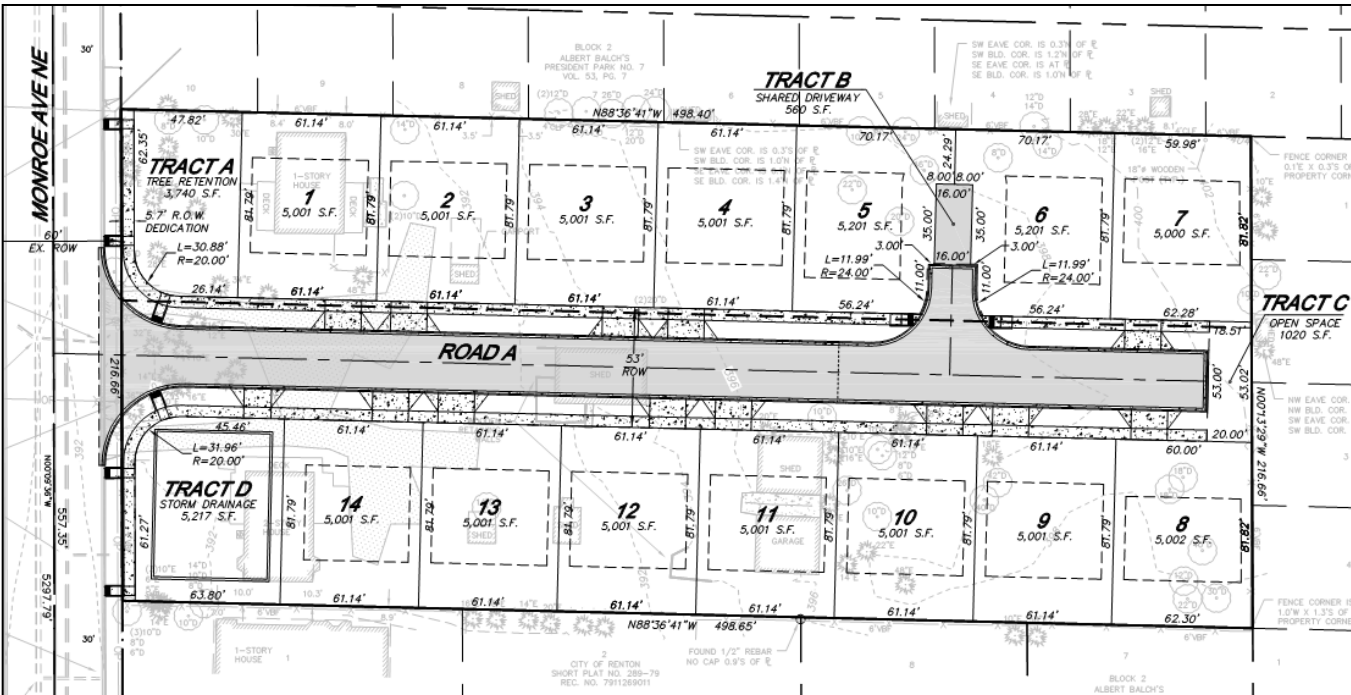
- Staff recommends a split-rail fence and signage surrounding Tree Retention Tract A.

- Staff recommends 15-foot wide landscaping screen surrounding Storm Drainage Tract D and a berm along Monroe Ave NE frontage.



Preliminary Plat Analysis

- Staff recommends the front yard variation occur at least one time for every four (4) abutting lots with accompanying plat note.
- Staff is recommends the applicant submit a color palette chart for each future single-family home.



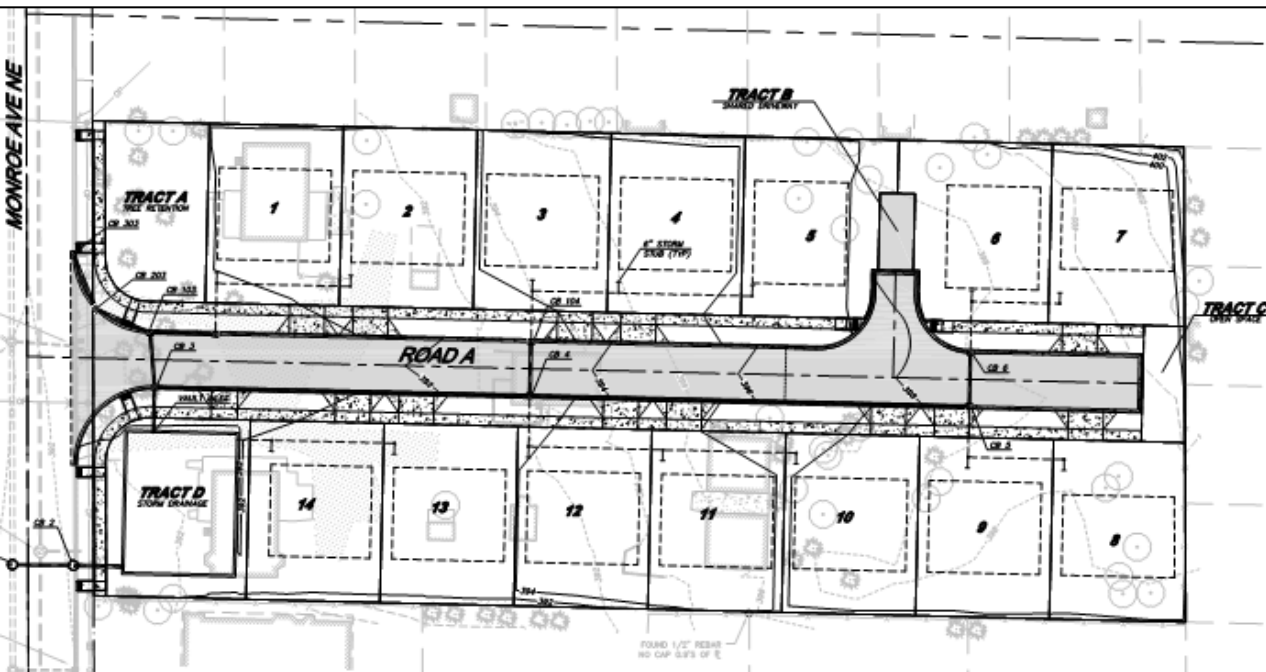
Availability of Pubic Services

- Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development.
- The Renton School District can accommodate any additional students generated by this proposal at the following schools: Highlands Elementary, Dimmitt Middle School, and Renton High School.
- Extensions of existing water and sewer mains from Monroe Ave NE into the new roadway would be required in order to serve the plat.



Availability of Pubic Services

- The applicant has submitted a Preliminary Technical Information Report and Drainage Control Plan.
- A stormwater vault is proposed within Tract D on the southwest corner of the property.
- The project is required to comply with the 2009 King County Surface Water Design Manual as amended by the City of Renton.



Recommendation

- Staff recommends approval of The Pines Preliminary Plat and three (3) modification, subject to eleven (11) conditions of approval as provided in Section J of the staff report.

